

# Devonshire House Apartments

## 908 4th Street

Managed by:



**Lambert Investments, Inc.**  
2001 Wilshire Boulevard, Suite 505  
Santa Monica, California 90403  
(310) 453-9656

## Rules and Regulations

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### House Rules and Regulations: Obligations Of A Resident

YOUR APARTMENT IS YOUR HOME AND THE BUILDING AND IT'S COMMON AREAS ARE THE COMMUNITY YOU SHARE WITH OTHER RESIDENTS. THESE RULES ARE NOT INTENDED TO BE RESTRICTIVE, BUT ARE DESIGNED TO HELP CREATE A BETTER, MORE PLEASANT AND SAFER PLACE TO LIVE. A FRIENDLY COOPERATIVE SPIRIT WILL BE TO THE BENEFIT OF ALL, AND THE MANAGEMENT SOLICITS YOUR HELP IN ATTAINING THESE GOALS.

1. Rent is payable in advance on or before the first day of the month unless a different date is agreed upon in writing. **If any rent check is returned to the Owner's bank for any reason, the tenant will be charged \$20.00** for each occurrence to cover bank and administrative expenses incurred. If good funds are not received in a timely manner, a late payment penalty in the amount of 5% of the rent will be charged. This **5% late fee** is a penalty charged to tenant and is used to offset the cost of producing and/or delivering 3-Day Notices to Pay Rent, etc., and is not considered rent.

Initial: \_\_\_\_\_

2. The key to unlock the unit must not be changed. **This is a master keyed building.** No new locks may be added to the unit without prior written approval. Any new lock, once approved, shall be made openable by the building master key. {Santa Monica Lock and Safe can be contacted to perform this service.} Management must always have the ability to access your unit in the event of an emergency.

Initial: \_\_\_\_\_

3. Management is not responsible for fire damage or theft of personal property including jewelry, money, apparel or other items in or about the premises, including any storage areas, carports and garages. Management is not responsible for any damage to your person or belongings caused by water from fire sprinklers. Do not hang anything from the fire sprinkler pipes. **Tenant should purchase Renter's Insurance** to protect personal belongings.

Initial: \_\_\_\_\_

4. The persons who shall occupy an apartment is set forth in the rental contract. No exceptions are allowed. Subletting is grounds for eviction.
5. No unnecessary noise, loud talking, romping or playing is allowed at any time. All musical instruments, television sets, radios, stereos, etc., are to be played only at moderate volumes so as not to disturb other residents. Tenants shall observe quiet time between the hours of 10:00 p.m. and 8:00 a.m..
6. Instructions for operating all appliances are in the apartment or available from the resident manager. These conveniences are to be operated only in accordance with factory recommendations. If the pipes are abused and become clogged tenant will be liable for costs incurred. Washer and dryer operating instructions are posted in the laundry room. Please be certain you use them.
7. The common kitchen is for the use of all of the tenants. Please keep in mind that it must be shared at all times. Do not leave a mess for someone else to have to work around. Do not let anything in the kitchen go unattended. Refer to the Kitchen Etiquette information posted in the kitchen for more detailed rules. If a tenant abuses the kitchen, the privileges may be revoked.
8. No alterations, painting (hanging pictures or other items on walls may be done without prior written consent from the owner or the manager. (New pipes in the walls could be damaged.) Blinds, carpets or wood floors and fixtures must be given good care and be free of spots, burns or other damage when you vacate the apartment. Read the covenants in your rental agreement or lease covering these items. The resident will be responsible for and required to pay for all damage beyond normal wear and tear.
9. Cost of repairs to or stoppage of waste pipes or drains, water pipes, plumbing fixtures or overflow therefrom caused by negligent or improper usage or the introduction of foreign articles or materials into the system will be the responsibility of and must be paid for by the resident. (This includes sanitary napkins.)
10. No rugs, towels, articles of clothing or other such items are to be draped over the rails or off balconies, and no mops or rugs are to be shaken from same or through window openings.
11. Residents are responsible for the conduct of their guests and must insure that guests adhere to these rules at all times. Residents and guests must be orderly.
12. Intoxication, disorderly conduct, objectionable language or other disturbances by residents or visitors shall be cause for eviction.
13. Any long term house guest (over 5 days) must be approved in writing by the On-Site Manager or Property Management
14. No trash or other material may be accumulated which will create a hazard or be in violation of any health, fire or safety ordinance or regulation. Your apartment must be kept clean, sanitary and free from objectionable odors. State law prohibits the use or storage of gasoline, cleaning solvents, other combustibles or toxic chemicals in an apartment.

15. No personal belongings, including bicycles, play equipment or other items, may be placed in halls, stairways, common walkways or common areas about the building. The one exception will be a doormat. Do not leave shoes or any other items outside your apartment door.

16. In the event of emergency or good reason to believe such may exist, owner reserves the right to enter the premises during resident's absence without prior permission.

17. This is a "NO PETS" BUILDING. No resident shall encourage (to stay or congregate) or feed stray animals about the property.

18. Residents are to dispose of their own rubbish and not leave any trash or debris at or outside the apartment door. This includes door hangers and advertising literature. If resident leaves large debris at the trash bins, resident is held responsible for the additional costs of having it removed.

19. The Owner and Management encourages and recommends that tenants use Santa Monica recycling locations for glass, aluminum, paper and plastic. For Santa Monica recycle Information, call 310 458-8526.

20. The Owner and Management encourage and recommend that the tenants participate in the local Crime Watch Program and assist community organizations. Please report suspicious activities, vagrants and unauthorized persons on the premises to the police or resident manager.

21. The Owner and Management brings to your attention that if there is a fireplace in your apartment, the fireplace is not suitable for fires. These areas no longer function as a fireplace. The gas lines have been plugged, the flues do not work, and the space has been left solely for any cosmetic enhancement you may wish to create within your apartment. They are for looks only. **Do not light any fire in the fireplace!**

Your signature below confirms that you understand and accept all of the above conditions.

Dated: \_\_\_\_\_

Tenant(s)

\_\_\_\_\_  
\_\_\_\_\_

Reviewed with tenant by:

Manager/Owner's Agent: \_\_\_\_\_